



Z-12-07-003
Planning & Community Development
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: July 9, 2012

GENERAL INFORMATION

APPLICANT Joe Batchelor for Rockpile Properties LLC.

HEARING TYPE Rezoning

REQUEST **CD-HI** (Conditional District-Heavy Industrial) to **LI** (Light Industrial).

CONDITIONS None

LOCATION **8303 Triad Drive**, generally described as the south side of Triad Drive, west of Landmark Drive and east of Industrial Village Road

PARCEL ID NUMBER(S) **7815049025**

PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **19** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~1.25 Acres

TOPOGRAPHY Slopes to the south

VEGETATION Institutional landscaping

SITE DATA

Existing Use	Warehouse
Adjacent Zoning	Adjacent Land Uses
N HI (Heavy Industrial)	Manufacturing/Warehouse
E LI (Light Industrial)	Manufacturing/Warehouse
W LI (Light Industrial)	Manufacturing/Warehouse
S LI (Light Industrial)	Truck leasing and rental

Zoning History

Case #	Date	Request Summary
2511	08/12/1996	<p>This property was rezoned from LI (Light Industrial) to CD-HI (Conditional District-Heavy Industrial) with the following conditions:</p> <ol style="list-style-type: none"> 1. Uses limited to a Marble and granite fabrication shop, showroom and accessory uses. 2. All activities, material and equipment to be contained within the existing building. The fabrication process will not involve any chemicals or hazardous substances.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (CD-HI)	Requested (LI)
Max. Density:	N/A	N/A
Typical Uses	<p>Primarily intended to accommodate wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.</p>	<p>Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.</p>

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

n/a

Environmental/Soils

Water Supply - Site drains to Randleman Watersupply Watershed, East Fork Deep River Watershed

- Floodplains Any disturbance within the floodplain requires a Floodplain Development Permit. Contact Stormwater for a Floodplain Development Permit Application.
- Streams Yes, FEMA mapped stream is onsite. 100ft stream buffer required with disturbance in the entire buffer. FEMA Floodway onsite
- Other: If existing pond is upgraded, pond must meet current State BMP requirements.

Utilities (Availability and Capacity)

- Potable Water Water is available and capacity appears to be adequate for this zoning request.
- Waste Water Sewer is available and capacity appears to be adequate for this zoning request.

Airport Overlay District

The subject property is located within the Airport Overlay District.

Landscaping Requirements

The proposed change in use of this property would not trigger landscaping. However, if the property is redeveloped or the existing structures or uses are expanded then landscaping would be applicable.

**Tree Preservation Requirements
Acreage Requirements**

- 1.25 ac. The proposed change in use of this property would not trigger Tree Conservation. However, if the property is redeveloped or the existing structures or uses are expanded then Tree Conservation would be applicable.

Transportation

- Street Classification: Triad Drive – Collector street.
- Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: None available.
- Trip Generation: N/A.
- Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk does not exist along the frontage of this property.
- Transit in Vicinity: No.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed LI (Light Industrial) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Industrial/Corporate Park**. The requested LI (Light Industrial) zoning district is generally consistent with this GFLUM designation.

Connections 2025 Written Policies

Land Use, Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development, Goal 7: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Connections 2025 Map Policies

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 3) Enhance Economic Competitiveness:

Goal F) Provide opportunities for job training, mentoring, education and job creation.

Principle 6) Value Communities and Neighborhoods:

Goal E) Work at the neighborhood level to reconnect neighborhoods to jobs and services,

promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:
Goal A) Promote more efficient land development patterns.

Community Development

Applicant is strongly encouraged to discuss this proposed rezoning with adjacent property owners.

STAFF ANALYSIS AND RECOMMENDATION

Staff Analysis

The 1.25-acre subject site is generally located south of Triad Drive, west of Landmark Drive and east of Industrial Village Road. The general area is developed with varying intensities of heavy and light industrial uses and warehouses. The subject site is adjoined to the north by an HI (Heavy Industrial) zoning district, and to the east, south and west by LI (Light Industrial) zoning districts.

This property was rezoned in 1996 from LI (Light Industrial) to a CD-HI (Conditional District-Heavy Industrial) zoning district with uses limited to a marble and granite fabrication shop, showroom and accessory uses. The applicant now intends to reuse the site for a possible automotive paint distribution warehouse, necessitating the rezoning of the site to eliminate the use restriction. While the proposed use is allowed in the HI (Heavy Industrial) zoning district, the applicant requested an LI (light Industrial) zoning district to be more consistent with the zoning and development on the south side of Triad Drive.

Consistent with the economic development goal of the Comprehensive Plan, this request, if approved will help promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.

Staff finds this rezoning request consistent with the applicable provisions of the Comprehensive Plan, the Zoning Ordinance and the development pattern of the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **LI** (Light Industrial) zoning district.